

# FOR LEASE: PRIME RETAIL

## 1263 Wellington St. Ottawa



### DESCRIPTION:

- ✓ Retail store on ground floor level (former Convenience Store) of a large apartment building (Wellington Towers) facing Wellington Street at the corner of Huron Avenue, just west of Holland Avenue,
- ✓ In the heart of Westboro Village, Ottawa's creative and eclectic shopping district. Close to Parkdale Market, and surrounded by restaurants, grocery and new residential condos under construction.
- ✓ Convenient access to Highway 417 (Parkdale Avenue exit), the Ottawa River Parkway. Located less than a kilometer from Tunney's Pasture transit station.

### SPACE AVAILABLE:

- ✓ Approximately 400 square feet rentable.

### GROSS RENTAL RATE:

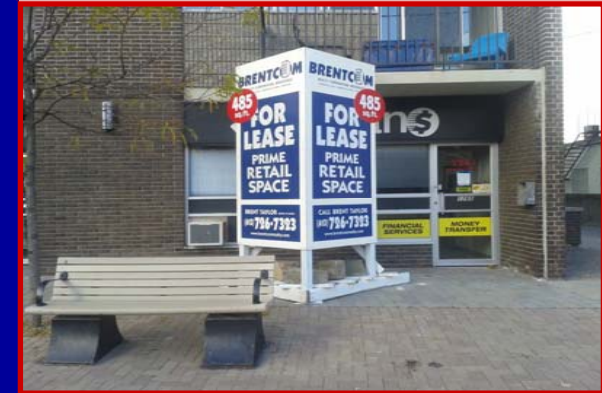
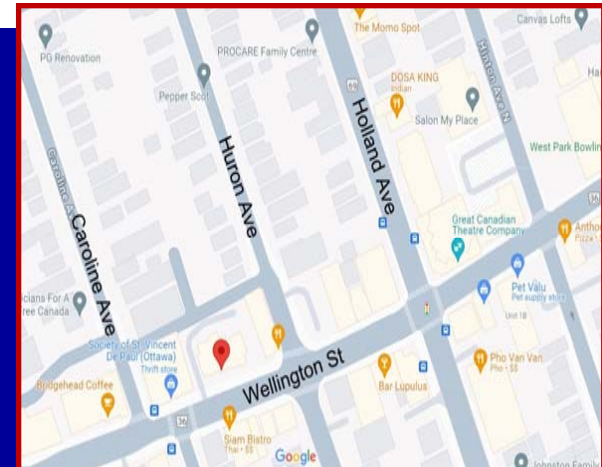
- ✓ \$1,750.00 per month gross (all inclusive) plus HST, with annual escalations over a 5-year lease term. Rent includes CAM, Realty Taxes and Utilities.

### SIGNAGE:

- ✓ Good storefront signage with good visibility.

### PARKING:

- ✓ One (1) parking spot included with unit.
- ✓ Street front parking.



*For more information please contact:*

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